



Sean Rogan
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

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Commissioners

April 08, 2014

The Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**APPROVE AN AGREEMENT TO NEGOTIATE EXCLUSIVELY WITH LINC HOUSING
CORPORATION FOR THE SALE OF 12701 AND 12709 WILLOWBROOK AVENUE IN
UNINCORPORATED WILLOWBROOK
(DISTRICT 2) (3 VOTE)**

SUBJECT

This letter recommends approval of an Agreement to Negotiate Exclusively (ANE) between the Community Development Commission (Commission) and LINC Housing Corporation (LINC), a California nonprofit public benefit corporation, to sell two Commission-owned properties located at 12701 and 12709 Willowbrook Avenue in unincorporated Willowbrook. This letter also recommends authority for the Commission to execute a Disposition and Development Agreement (DDA) with LINC to proceed with the sale of the two properties. Approval of these actions will increase the supply of affordable housing in Los Angeles County.

IT IS RECOMMENDED THAT THE BOARD:

1. Approve and authorize the Executive Director, or his designee, to negotiate, execute and, if necessary, amend or terminate an ANE with LINC, and all related documents, for the sale of the two Commission-owned properties located at 12701 and 12709 Willowbrook Avenue in unincorporated Willowbrook (Properties), following approval as to form by County Counsel.
2. Authorize the Executive Director, or his designee, to negotiate, execute and, if necessary, amend or terminate a DDA between the Commission and LINC, following approval as to form by County Counsel, for the sale of the Properties.
3. Authorize the Executive Director, or his designee, upon execution of the DDA, to proceed with the

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

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EXECUTIVE OFFICER

sale of the Properties to LINC, including execution of a Quitclaim Deed, following approval as to form by County Counsel.

4. Find that approval of these actions is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because it does not have a potential for causing a significant effect on the environment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to execute documents with LINC to negotiate the sale of the two Commission-owned properties located at 12701 and 12709 Willowbrook Avenue in unincorporated Willowbrook.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Commission purchased the properties at 12701 and 12709 Willowbrook Avenue in 2004 and 2002, respectively, using Community Development Block Grant funds. LINC intends to develop a 41-unit affordable apartment community that provides housing and supportive services for low-income individuals with specialized housing needs. LINC is in discussions with service providers, community members, and other stakeholders to determine which specific population would be best served at this site.

LINC Housing is a nonprofit public benefit corporation with a 30-year history of creating communities for thousands of families, seniors, and people with special needs throughout California. LINC is committed to building and preserving housing that is affordable, environmentally sustainable, and a catalyst for community improvement. Through the LINC Cares program, residents receive life-enhancing services that improve their quality of life.

Following completion of negotiations with LINC, the Commission will execute an ANE and subsequently a DDA for the sale and development of 41 units of affordable housing for low-income individuals with specialized housing needs, following approval as to form by County Counsel. The Commission will then proceed with the sale of the Properties for \$1.00 per site and execute a Quit Claim deed to LINC.

ENVIRONMENTAL DOCUMENTATION

This action is exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34(a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment.

The activities are not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

NEPA review requirements must be completed prior to execution of a DDA for these Properties. CEQA review requirements must be completed in conjunction with the entitlement process for each

The Honorable Board of Supervisors

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project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed actions will increase housing and supportive services for low-income individuals with specialized housing needs within the unincorporated area of Willowbrook.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN

Executive Director

SR:cr